



Stanton Landing Property Owners Association  
101 Dolphin Way  
Beaufort, NC 28516  
www.StantonLanding.org

### **Stanton Landing Board of Directors Meeting – September 12<sup>th</sup>, 2019**

#### **In attendance:**

|                           |                       |                       |
|---------------------------|-----------------------|-----------------------|
| Rodney Hutcherson (phone) | Susan Hughes (absent) | Keith Dippel (absent) |
| Gail Bottoms              | Karen Manspeaker      |                       |
| Dennis West               | George Brookins       |                       |

#### **August 2<sup>nd</sup>, 2019 meeting Minutes:**

Meeting minutes were reviewed. Motion to accept with addition by Dennis 2<sup>nd</sup> by George

All approved.

#### **Treasurer's Report:**

Gail presented the YTD Treasurer's Report and will send out after meeting. She discussed that the insurance invoices were due this month and that was the largest expenses that we had. She also discussed that 2 property owners had not paid their dues and that information has been sent to our attorney for creation of liens.

#### **Lot 64 Easement Payment**

We discussed that Lot 64 owner which contains the easement for septic lines from clubhouse had requested reimbursement for the easement on his taxes as allowed with Amendment 6 in the Stanton Landing covenants. He also requested reimbursement for 2018. The total bill per year is \$78.92 (total - \$157.84). We also will issue a statement regarding the future reimbursement for clarity.

Motion to reimburse lot 64 owner was made by George and 2<sup>nd</sup> by Dennis. All approved.

#### **Community Socials**

Community social is currently scheduled for Saturday, September 14<sup>th</sup> and everything is proceeding well. We discussed how many we should have during the year and the direction was to plan for 1 per quarter. Discussion regarding how much should be reimbursed to the Social Committee. We agreed that the social committee should be reimbursed all expenses associated with the events. We asked that they develop an estimate for each quarter so we can properly budget for 2020.

### **Community Work Day**

Dennis presented the list of items that he had identified that needed to be fixed. Much discussion on the items. We agreed that Dennis will obtain estimate for replacing the garage door, obtain estimate on repairing Stucco for the Clubhouse. We also agreed that we would schedule a couple of dates in October to hold the community work day and start to work items on the list.

### **Stanton Landing Website:**

Gail indicated that she had contacted the IT person to develop the community website. He was excited to do the work but needed time for his job to settle down before he could start. Gail will remain in contact with him and start to develop the next steps. He should be free to work on this by end of September.

### **Clubhouse Dock Association:**

We discussed the Clubhouse Dock Association and the covenants that govern the association. Dennis indicated that he was working on forming a board for the Association and would let us know how it was going.

### **Additional Security Lights for Phase V:**

Rodney is attempting to schedule a time to meet with Carteret Craven to discuss additional lights. We will review again at the next Board meeting.

### **Direction of Stanton Landing Subdivision:**

We discussed the Stanton Landing Improvement Budget that was presented by Keith at the last Board meeting. We had much discussion on if and how we start to address the items on the list. We discussed the fact that we need to update the long-range plan that was last updated in early 2017. We can include the items (such as pool expansion, Trailer Lot expansion, and other items) so we can see what the future cost of improvement would be.

We decided to discuss how we create the Long-Range Planning Committee at the next board meeting.

Meeting Was Adjourned by All